

HERITAGE PRESERVATION APPLICATION SUMMARY

Property Location: 111 5th Street North (510 1st Avenue North)
Project Name: “Butler North Building” Sign
Prepared By: Lisa Steiner, City Planner, (612) 673-3950
Applicant: Swervo Development Corp
Project Contact: Steve Spry, Landmark Architectural Signs
Ward: 3
Neighborhood: Downtown West
Request: To install an illuminated awning sign that does not meet the *Design Guidelines for On-Premise Signs and Awnings*.

Required Applications:

Certificate of Appropriateness	To allow a sign that does not meet the awning sign guidelines in the <i>Design Guidelines for On-Premise Signs and Awnings</i> .
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HISTORIC PROPERTY INFORMATION

Current Name	Butler North Building
Historic Name	McDonald Brothers Company
Historic Address	500-514 1 st Avenue North
Original Construction Date	1900
Original Architect	Long and Long
Original Builder	Unknown
Original Engineer	Unknown
Historic Use	Wholesale grocery
Current Use	Commercial, primarily offices and restaurants
Proposed Use	No change

Date Application Deemed Complete	June 15, 2015	Date Extension Letter Sent	Not applicable
End of 60-Day Decision Period	August 14, 2015	End of 120-Day Decision Period	Not applicable

CLASSIFICATION

Local Historic District	Minneapolis Warehouse Historic District
Period of Significance	1865 - 1930
Criteria of Significance	<i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction. <i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
Date of Local Designation	1978
Date of National Register Listing	1989
Applicable Design Guidelines	<i>Minneapolis Warehouse District Design Guidelines</i> (2010)

SUMMARY

BACKGROUND. The McDonald Brothers Building, commonly known as Butler North, is a six-story structure designed in the Renaissance Revival Style. The heavy lower level has banded brick piers which are separated by large windows and are capped by a projecting cornice. The second through fifth floors have regular window openings decorated only by stone sills. The sixth floor rests on a projecting molding and is capped by a prominent metal cornice with dentils and modillions. An eight-story addition at 115 North 5th Street was designed by Long, Lamoreaux and Long in 1909.

This building was occupied for many years by the McDonald Brothers, a grocery, crockery, and glassware wholesaler. Today, the building contains commercial uses, with restaurants lining the ground level and offices above the first floor.

APPLICANT’S PROPOSAL. The applicant is proposing to install a new awning sign over the 1st Avenue North entryway to the building. This entryway has been altered a few times throughout the building’s history, and was most recently reconfigured in 2010. The proposed awning would be an approximately 19 feet wide and 1 foot 8 inches high aluminum frame and would project approximately 4 feet from the doorway. The aluminum frame would be painted architectural bronze. The awning would be mounted to sit 14 feet above grade. Support brackets would be installed in the brick band above the entryway. The sign copy facing 1st Avenue North would read “Butler North Building” and would consist of internally illuminated channel letters. The sign copy would be 15 square feet in area. Address numbers (2 square feet in area) reading “510” would be installed on either side of the awning as well.

The *Design Guidelines for On-Premise Signs and Awnings*, adopted in 2003, require that sign or awning proposals that do not conform to the design guidelines obtain Certificate of Appropriateness approval from the Heritage Preservation Commission.

RELATED APPROVALS.

Planning Case #	Application	Description	Action
BZH-26475	Certificate of No Change	Non-original entry reconfiguration	Administratively approved

PUBLIC COMMENTS. No comments had been received as of the writing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

ANALYSIS

CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow an illuminated awning sign that does not meet the guidelines for awning signs based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The Minneapolis Warehouse Historic District is historically significant as an early example of commercial growth as the city's warehouse and wholesaling district. The district expanded during the late nineteenth and early twentieth centuries and helped transform Minneapolis into a major distribution and jobbing center. The buildings, structures, and industrial landscape of the Warehouse District reflect the genesis and evolution of these industries. The district is also architecturally significant for its remarkably intact concentration of commercial buildings designed by the city's leading architects which demonstrate every major architectural style from the late nineteenth to early twentieth century, including the Renaissance Revival style of the subject building. The period of significance for the district is identified as 1865 through 1930.

Though photographic evidence was not found that metal awnings like the one proposed were ever incorporated on the subject entryway, there is evidence of other buildings in the district having metal awnings during the period of significance. (See appendix.) Additionally, the entryway configuration is known to be non-historic so the alteration will not impact an intact historic entryway from the period of significance. The awning sign proposed will be compatible with and continue to support the criteria of significance and period of significance for which the Minneapolis Warehouse Historic District was designated.

2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The subject building was constructed in 1900 and shares many of the typical design features of twentieth century warehouses in the area. These buildings were large rectilinear boxes built for warehousing and manufacturing that were designed for an industrial purpose, though the wealth generated by the businesses and industries that built these buildings often afforded the architects who designed these boxy buildings to embellish their buildings with ornate details. The subject building was utilized as a grocery wholesaling company for many years. The proposed awning sign will be a simple style which is compatible with the Renaissance Revival style of the building. The alteration is compatible with and supports the exterior designation of the property within the Minneapolis Warehouse Historic District.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

This proposal will not impact integrity of location, setting, workmanship, feeling, or association of the building within the district. The proposed metal awning is simple in design and is compatible with the design of the overall building. The design of the entryway is not historic and was last modified in

2010. The alteration will ensure the continued integrity of the historic district based on design. The awning is proposed to be made of aluminum, which will be a complementary and contemporary material to utilize for a primarily brick building. Overall, the alterations proposed are compatible with and will ensure the continued integrity of the existing building within the Minneapolis Warehouse Historic District.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

The *Minneapolis Warehouse District Design Guidelines* do not provide specific guidance for signage on existing buildings. For new buildings on infill sites, the following guidelines are provided for new canopies or awnings:

Fenestration - Canopies & Awnings:

Requirement:

- 3.63. Canopies and awnings shall complement the fenestration patterns of the building.
- 3.64. Awnings shall be attached above the fenestration but below the cornice, sign panel, or below the transom of the storefront.
- 3.65. The awning area, in elevation, shall not exceed 20% of the first floor facade elevation area.
- 3.66. Curved and back-lit awnings or canopies shall not be allowed.

Advisory:

- 3.67. Metal canopies, compatible with the industrial heritage of the area are considered appropriate.
- 3.68. Solid fabric awnings associated with first floor entryways or windows and above or below transom windows are appropriate.

The awning will complement the fenestration patterns of the building and will be attached above the fenestration but below the cornice and at transom level. The awning is not curved or back-lit. In these ways, it meets the intent of the applicable district design guidelines.

The adopted *Design Guidelines for On-Premise Signs and Awnings* states that a Certificate of Appropriateness is required for sign or awning proposals that do not conform to the design guidelines. The proposal does not comply with the specific guidelines for awning signs, as discussed below. In determining whether to approve a Certificate of Appropriateness for a sign or awning proposal, the guidelines state that the HPC will consider special situations including building condition, building orientation, historic precedence and exceptional design proposals.

It should be noted that signs similar to the one proposed are occasionally called “canopy signs.” Staff believes that this proposal meets the definition of an awning sign, rather than a canopy sign, based on these definitions in the *Design Guidelines for On-Premise Signs and Awnings*:

Awning. A roof-like cover, often constructed of fabric, plastic, vinyl, metal or glass, designed and intended for protection from the elements or as a decorative embellishment, and which projects from a wall of a structure.

Awning sign. A sign printed on or in some fashion attached directly to an awning.

Canopy sign. A sign printed or in some fashion attached directly to a canopy.

A canopy is not defined in the *Design Guidelines for On-Premise Signs and Awnings*; however, in the Minneapolis Zoning Code, a canopy is defined as such:

Canopy. A structure, often constructed of fabric, plastic, vinyl, metal or glass, with supports attached to the ground, sheltering an area or forming a sheltered walk to the entrance of a building.

The following guidelines are applicable to this proposal, with emphasis added where the guidelines are not met by this proposal:

1. In General

c. Number of signs: Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. A corner lot with a principal entrance on each street is allowed two signs per street frontage. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. However, a property may not have both a projecting sign and a ground sign. Only one of the signs should be illuminated, except that banners and awning signs should never be illuminated. Awning signs are limited to ground floor awnings and are subject to the specific guidelines for awnings and awning signs. Parking lot signs are subject to the specific guidelines for signs accessory to parking lots.

d. Location of building signs: Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs.

f. Installation: Sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing signboards and sign frames should be reused to limit drilling new holes into masonry. Wall signs should be attached to the building through the mortar joints. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry.

4. Guidelines for Specific Types of Signs

e. Awnings and Awning Signs:

- i. *Location.* Awnings should fit within the window or door opening.
- ii. *Number of awnings.* The number of awnings may not exceed the number of window or door openings.
- iii. *Number of awning signs.* Awning signs are limited to ground floor awnings. There should be no more than one sign per awning. **Awning signs should be no more than six (6) square feet in area.** Where there are multiple awning signs on a building, all signs should be located in the same or similar position on the awnings.
- iv. *Materials.* **Awnings should be constructed of coated or uncoated cloth fabric.**
- v. *Installation.* Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall.
- vi. *Illumination.* **Awnings and awning signs should not be illuminated.**

- vii. *Awning shape.* Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed twelve (12) inches.

Number of Signs: The number of signs is in compliance for this particular entrance. However, there are multiple entrances to various tenant spaces along 1st Avenue North with many signs and the cumulative appearance is somewhat cluttered. There is an option for multi-tenant buildings in the *Design Guidelines for On-Premise Signs and Awnings* to apply for a master sign plan to be approved by the HPC. Once approved, Certificates of No Change can be approved for sign proposals which are consistent with the approved plan. For this building, which has many ground floor tenants, staff would encourage the applicant to develop and submit a master sign plan for the building. This could reduce sign clutter and provide a more efficient process for the applicant to obtain preservation approval of new signage.

Height and Installation: The awning sign will be mounted at a height of 14 feet. The applicant has indicated that mounting plates will be utilized to mount the awning and that mortar joints will be used to mount the awning. Because the submitted drawings do not explicitly note that mortar joints will be used for mounting, staff recommends a condition of approval which reinforces the requirement that the mounting plate for the awning be installed at mortar joints on the building.

Size: The maximum size of an awning sign is limited to 6 square feet in area. The applicant is proposing a sign that is approximately 15 square feet in area. The request for a sign larger than 6 square feet is reasonable considering the width of the entryway is nearly 19 feet. Typically, awnings are placed in the opening of each window, as is currently the case along this frontage, and likely is the intent behind the 6 square foot maximum size. It is reasonable to consider this doorway to be the width of two typical awning openings, and therefore to allow a sign that is twice the maximum size allowed per awning, or 12 square feet in area.

There is not specific guidance for address signs. However, the zoning code allows address signs to be exempted from regulations if they are 1 square foot in area, not to exceed 2 per zoning lot. It does not appear that any 1 square foot exempt address signs currently exist on the property; all addresses are incorporated into larger business signage. For this reason, staff recommends that the two "510" address signs be reduced in size from the proposed 2 square feet in area to 1 square foot in area each in order to comply with the available exemption for address signage in the zoning code.

Materials: Only fabric awnings are permitted per the design guidelines. Staff finds that a metal awning would likely be much more durable than a fabric awning and is consistent with the industrial character of the district which has many existing metal canopies and awnings. The proposed material of the awning is acceptable.

Illumination: The guidelines state that awnings should not be illuminated. The proposed internally illuminated channel letters are permitted per the zoning code. The *Design Guidelines for On-Premise Signs and Awnings* do allow for illuminated signs; they only specifically prohibit illuminated awning signs. This likely is intended to prevent backlit illumination of fabric awning signs. Staff finds that illumination of the proposed awning sign is compatible with the intent of the guidelines.

In all, staff finds that this design proposal for a metal and illuminated awning sign warrants flexibility from the specific guidelines for awnings and awning signs. Staff does recommend that the size of the sign be reduced to 12 square feet in area, to meet the intent of the size restrictions. Although the proposal does not conform to some of the specific design guidelines for awning signs, the proposed alteration will not materially impair the significance or integrity of the building within the Minneapolis Warehouse Historic District.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards apply to this proposal:

- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The historic character of the property will be retained and preserved as the proposed alterations require no removal of any historic materials. The awning will be installed on a non-historic entryway which was last altered in 2010. The awning does not create a false sense of historical development and it will clearly be a contemporary addition. The applicant has indicated that mounting plates will be utilized to mount the awning, and will be installed through mortar joints. This is recommended to be reinforced as a condition of approval in order to ensure the reversibility of the installation of the awning sign.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

With the recommended conditions of approval, the certificate of appropriateness would comply with all applicable regulations of the preservation ordinance and is consistent with the following applicable policies of the comprehensive plan:

Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing*

structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.

The proposal does not constitute destruction.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

Evidence presented in the application submitted and the alterations proposed demonstrate that the applicant has made adequate consideration of the description and statement of significance of the Minneapolis Warehouse Historic District and the contribution of this building to the significance of the district.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The proposed alterations would not trigger Site Plan Review.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The application submitted presents evidence that the applicant has adequately considered the applicable guidelines for rehabilitation.

Before approving a Certificate of Appropriateness that involves alterations to a property within an historic district, the Commission shall make findings based upon, but not limited to, the following:

11. *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

Other buildings in the Minneapolis Warehouse Historic District have new metal illuminated awning signs that have been approved through Certificates of Appropriateness. There is photographic evidence from the period of significance which shows that large metal awnings were installed on some of the buildings in the historic district. (See appendix.) With the recommended conditions of approval, the proposed sign will be compatible with and ensure the continued significance and integrity of all the contributing properties in the Minneapolis Warehouse Historic District. See findings 1-4 for additional analysis.

12. *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

Granting the certificate of appropriateness will be in keeping with the spirit and intent of the preservation ordinance and will not negatively alter the essential character of the district.

13. *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district. It will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the application by Steve Spry of Landmark Architectural Signs for the property located at 111 5th Street North:

A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow a sign that does not meet the awning sign guidelines, subject to the following conditions:

1. The “Butler North Building” copy shall be no more than twelve (12) square feet in area.
2. The “510” copy on either side of the awning shall be no more than one (1) square foot in area each.
3. The mounting plates for the awning shall be installed through the mortar joints on the building.
4. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than July 14, 2017.
5. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

ATTACHMENTS

1. Preservation map
2. Current photo
3. Written description and findings submitted by applicant
4. Site plan
5. Plans
6. Summary of 1st Avenue Signage
7. Correspondence

Steve Spry

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

111 5th Street North

FILE NUMBER

BZH-28702



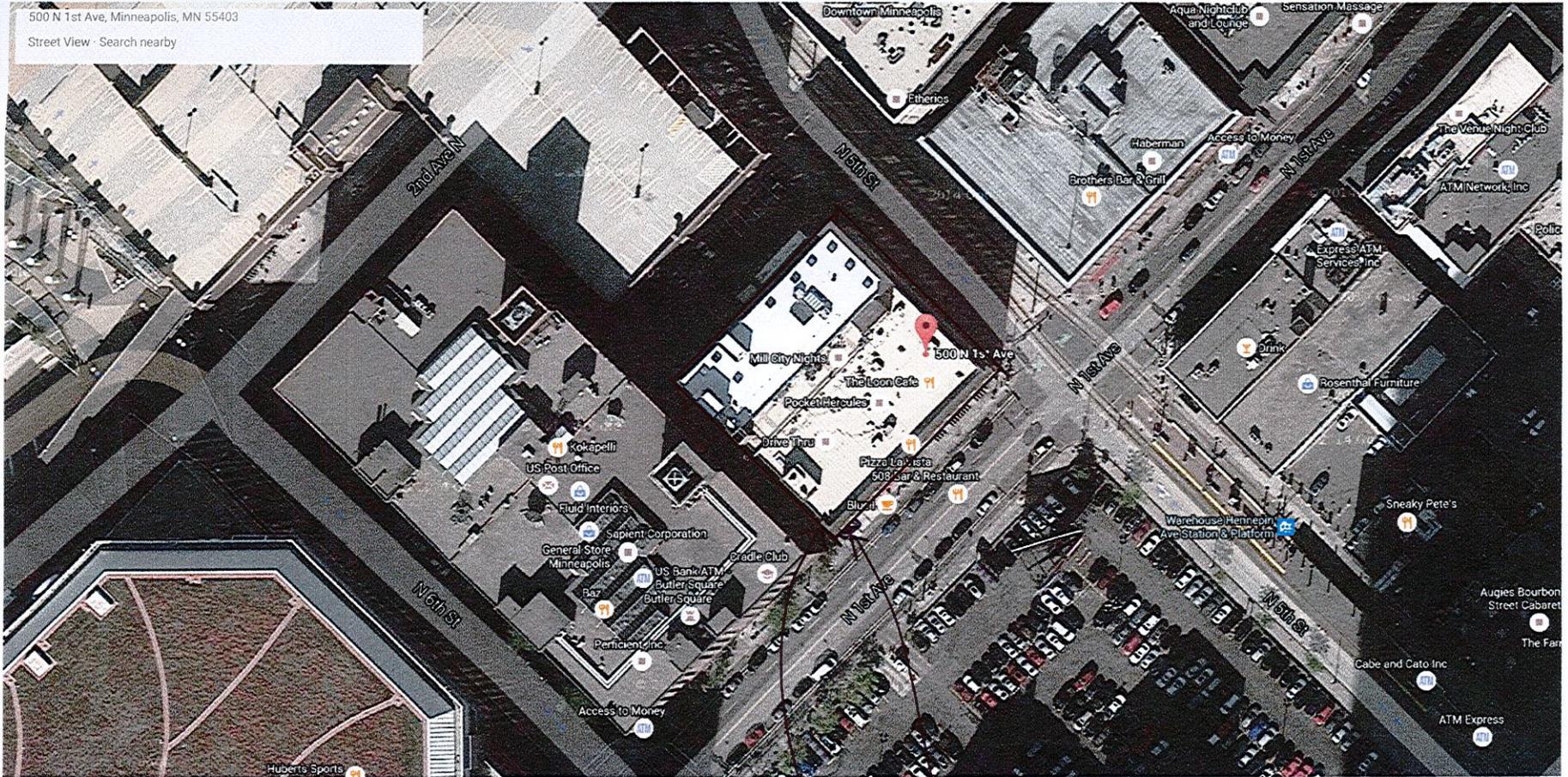
Google Maps Photo – September 2014

PROJECT DESCRIPTION

The project involves the installation of an 18.6' W x 20" H aluminum awning with internally illuminated trimless channel letters and address numbers on the sides of the aluminum frame. The aluminum frame will be painted Architectural Bronze; the 12" H channel letters will have white faces and 4" white returns. The channel letters will be internally illuminated with white LEDs. The awning materials will be compatible with the existing storefront features and will not detract from the historic look of the original storefront.

Drawings have been attached for your review.

1. The awning is in proper scale and proportion to the building. Awning materials will be compatible with the existing storefront features and in no way will detract from it.
2. As stated in Item 5, the aluminum frame painted Architectural Bronze, and the simple white, trimless channel letters will not jeopardize the historic look of the original storefront.
3. The design, color and placement of the proposed awning will in no way diminish the integrity of the historic Warehouse District.
4. In accordance with the Minneapolis Warehouse Historic District Design Guidelines dated March 2, 2010, the proposed awning is not curved or back-lit. This metal awning is compatible with the industrial heritage of the area, and does not exceed 20% of the first floor façade elevation area.
5. Per the Secretary of the Interior's Standards for the Treatment of Historic Properties, the awning will result in only a minimal change to the look of the existing storefront. The aluminum frame, painted Architectural Bronze, and the simple white, trimless channel letters will not detract from the historic look of the original storefront. The address numbers shown on either side of the awning will assist both pedestrian and vehicular traffic to more easily identify the building at a glance.
6. As outlined in Chapter 8 of the City's Heritage Preservation plan, we believe the design of the new awning is sensitive to the Butler North Building's historical significance, and is complimentary to its existing façade.
7. N/A
8. The simple design of this awning will be compatible with the range of commercial architectural styles which have evolved since the early 1900s in the Warehouse District buildings.
9. N/A
10. Mortar joints will be used to mount the awning, so the exterior materials that characterize the storefront will not be damaged or destroyed. The installation will not jeopardize the physical features of the façade.
11. Due to the design and materials proposed, this minor alteration will in no way negatively affect the integrity of the existing building, or the surrounding properties in the historic Warehouse District.
12. The design, color and placement of this awning will not detract in any way from the distinctive characteristics of the Butler North Building's storefront.
13. See # 12.



AWNING LOCATION

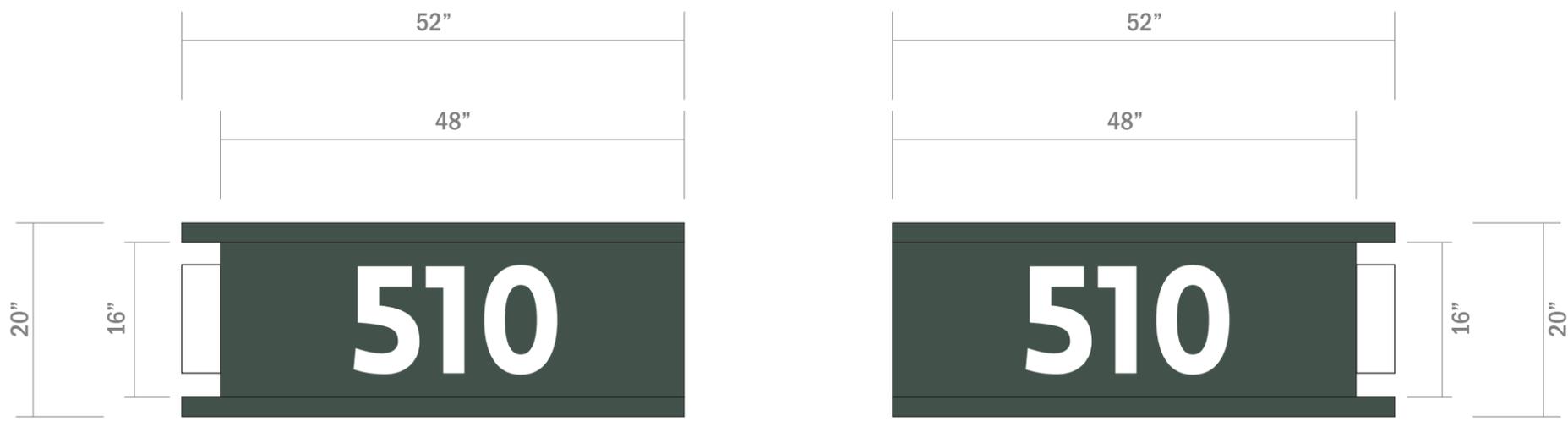
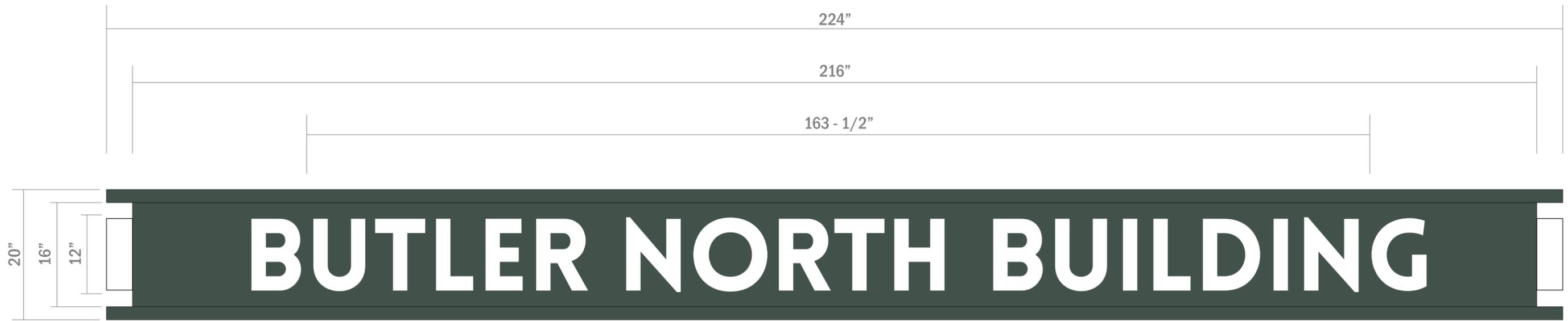
PROPERTY LINES



1
1

PROPOSED CONDITIONS: NEW STRUCTURAL FRAME WITH TRIMLESS CHANNEL LETTERS & ADDRESS NUMBERS ON EACH SIDE

SCALE: 1/4" = 1'-0"

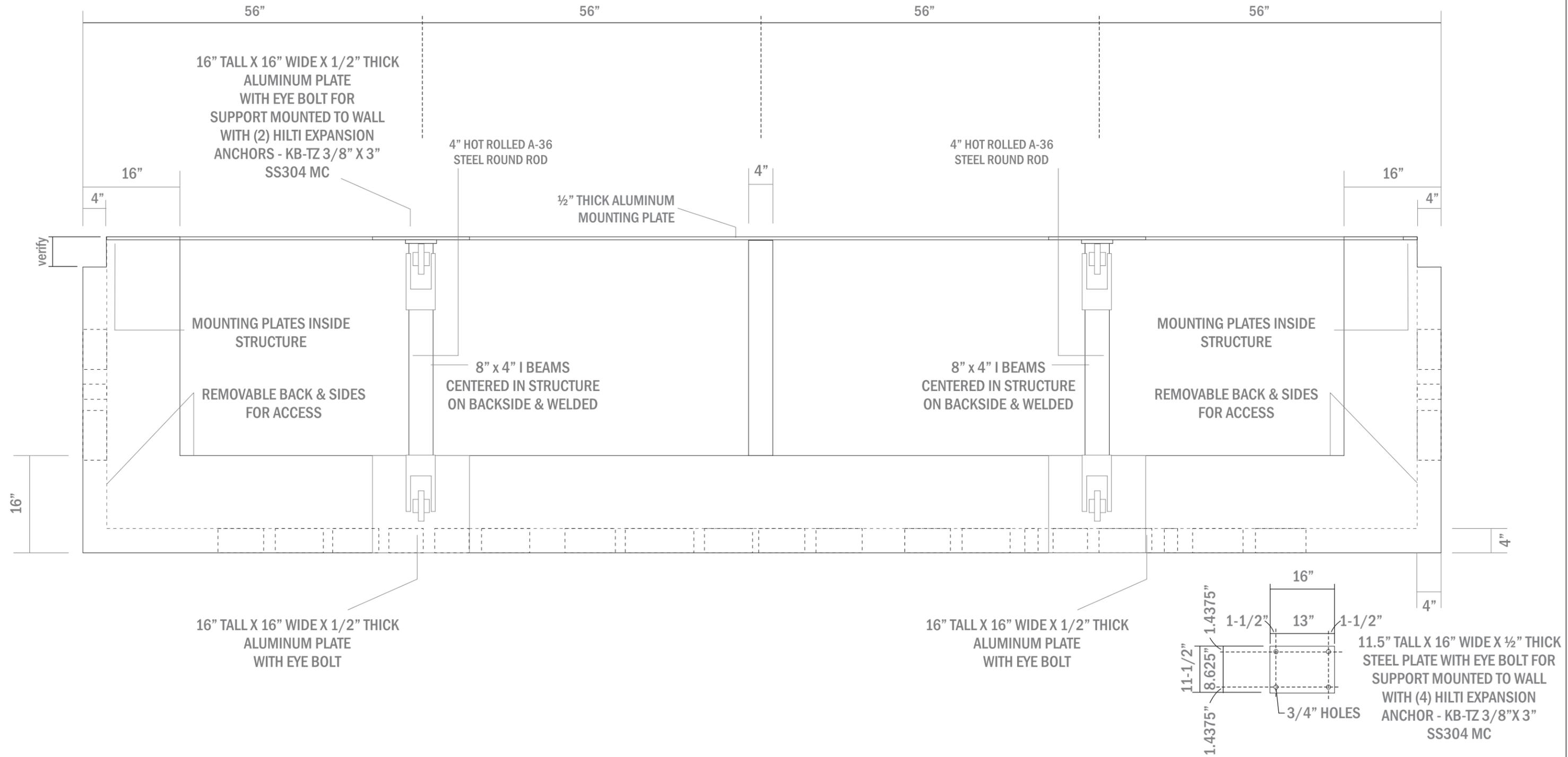


2
1

DETAIL: NEW STRUCTURAL FRAME WITH INTERNALLY ILLUMINATED TRIMLESS CHANNEL LETTERS AND ADDRESS NUMBERS ON ALUMINUM FRAME PAINTED ARCHITECTURAL BRONZE. CHANNEL LETTERS TO HAVE WHITE FACES & 4" WHITE RETURNS. WHITE LED ILLUMINATION.

SCALE: 3/4" = 1'-0"

TOP VIEW

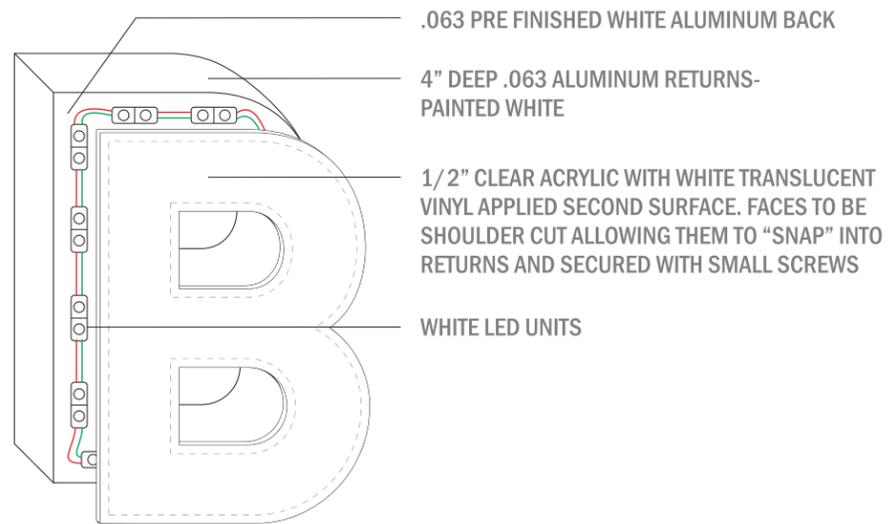


3
1

DETAIL: NEW STRUCTURAL FRAME WITH INTERNALLY ILLUMINATED TRIMLESS CHANNEL LETTERS AND ADDRESS NUMBERS ON ALUMINUM FRAME PAINTED ARCHITECTURAL BRONZE. CHANNEL LETTERS TO HAVE WHITE FACES & 4" WHITE RETURNS. WHITE LED ILLUMINATION.

SCALE: 3/4" = 1'-0"

BOTTOM VIEW
(LOOKING UP)



.063 PRE FINISHED WHITE ALUMINUM BACK

4" DEEP .063 ALUMINUM RETURNS-
PAINTED WHITE

1/2" CLEAR ACRYLIC WITH WHITE TRANSLUCENT
VINYL APPLIED SECOND SURFACE. FACES TO BE
SHOULDER CUT ALLOWING THEM TO "SNAP" INTO
RETURNS AND SECURED WITH SMALL SCREWS

WHITE LED UNITS

4
1

DETAIL: NEW STRUCTURAL FRAME WITH INTERNALLY ILLUMINATED TRIMLESS CHANNEL LETTERS AND ADDRESS NUMBERS ON ALUMINUM FRAME PAINTED ARCHITECTURAL BRONZE. CHANNEL LETTERS TO HAVE WHITE FACES & 4" WHITE RETURNS. WHITE LED ILLUMINATION.

SCALE: 3/4" = 1'-0"

Awning Signs 1920s and 1930s - Warehouse Historic District
Hennepin County Library & Minnesota Historical Society



1st Avenue North and 4th Street North



1st Avenue North and 4th Street North



1st Avenue North and 5th Street North - Hennepin County Library

Steiner, Lisa

Subject: FW: Butler Building Awning

From: Steve Spry [<mailto:steves@landmarkarchitecturalsigns.com>]

Sent: Monday, June 01, 2015 3:54 PM

To: Steiner, Lisa

Subject: RE: Butler Building Awning

Lisa,

Here is a list of permanent signs.

2) Butler plaques 42”H x 52”W	15.166 sq. feet each.
2) red 508 awnings with 24” dia. logo	4 sq. feet each
1) red 508 awning with 24” dia. Logo and 1.25 sq. feet of text on valance	5.25 sq. feet total
1) 508 projecting sign 2’x4’	8 sq. feet
1) Pizza La Vista channel letters 18” H letters 16’ long	24 sq. feet
4) The Loon Café awnings	1.5 sq. feet each
1) The Loon Café projecting sign 4’x7’	28 sq. feet

Steve Spry

Landmark Architectural Signs, LLC

763-639-7766

Steiner, Lisa

Subject: FW: Heritage Preservation Application - Butler North

From: Steve Spry
Sent: Wednesday, June 10, 2015 10:10 AM
To: 'info@thedmna.org'
Subject: Butler Building Awning

Christie,

Landmark Architectural Signs has been hired by the building owner of 510 Butler North to fabricate and install an awning on the building's entrance (please see the attached drawing).

Any changes or additions to signs on the Butler Building require approval by the Heritage Preservation Commission. We have been informed by Lisa Stienner, City of Minneapolis Planning Department, that you were to be advised of the proposed project before the public hearing at the Heritage Preservation Commission can be scheduled. We will also be advising Council Member Jacob Frey and local neighbors, of this project.

If you have any questions, please feel free to contact me.

Steve Spry
Landmark Architectural Signs, LLC
763-639-7766

From: Steve Spry
Sent: Wednesday, June 10, 2015 10:06 AM
To: 'jacob.frey@minneapolismn.gov'
Subject: Butler Building Awning

Jacob,

Landmark Architectural Signs has been hired by the building owner of 510 Butler North to fabricate and install an awning on the building's entrance (please see the attached drawing).

Any changes or additions to signs on the Butler Building require approval by the Heritage Preservation Commission. We have been informed by Lisa Stienner, City of Minneapolis Planning Department, that you were to be advised of the proposed project before the public hearing at the Heritage Preservation Commission can be scheduled. We will also be advising the Downtown Minneapolis Neighborhood Association, and local neighbors, of this project.

If you have any questions, please feel free to contact me.

Steve Spry
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763-639-7766

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